



DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Remediation of PCB-contaminated soils by excavation and disposal in a TSCA-approved landfill.

Proponent: Washington State Department of Ecology

Location of proposal, including street address if any: City Parcel Site (Former Spokane Transformer Facility), 708 N. Cook, Spokane, Washington

Lead agency: Washington State Department of Ecology

The lead agency for this proposal has determined that it does not have a probable significant impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐ There is no comment period for this DNS.

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

☒ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by August 19, 2004.

Responsible official: Flora J. Goldstein

Position/title: Section Manager
Toxics Cleanup Section

Address: N. 4601 N. Monroe St. **Phone:** 329-3516

Date 8.6.04

Signature A handwritten signature in cursive script, appearing to read "Flora J. Goldstein".

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring the preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the question from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be a significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

City Parcel Site Remediation under the Model Toxics Control Act, Chapter 70.105D RCW.

2. Name of applicant:

Washington State Department of Ecology

3. Address and phone number of applicant and contact person:

Teresita Bala
Washington State Department of Ecology
Toxics Cleanup Program
Eastern Regional Office
4601 N. Monroe St.
Spokane, WA 99205

4. Date checklist prepared:

July 13, 2004

5. Agency requesting checklist:

Washington State Department of Ecology

6. Proposed timing or schedule (including phasing, if applicable):

It is anticipated that remediation work can commence as early as in 2005.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

SAIC, Final Remedial Investigation Report for the City Parcel Site, November 27, 2002.

SAIC, City Parcel Site Post-RI Groundwater Sampling Technical Memorandum, June 30, 2003.

Ecology, Final Feasibility Study Report, April 2004.

Ecology, Draft Cleanup Action Plan (DCAP) - In Progress.

Ecology, Final Cleanup Action Plan (FCAP) - The FCAP will be issued after the DCAP has satisfied the public participation requirements of MTCA.

Remedial Action Plan - This will include the Engineering Design Report, the Construction Plans and Specifications, as well as Institutional Control Plans, Sampling and Analysis Plans, and Health and Safety Plan.

Remedial Action Report - This will be submitted at the end of construction to document the actual cleanup action conducted.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

Air quality permits may be required during excavation of soils. TSCA approval/permits will be required for disposal of PCB-bearing soils in a TSCA-approved landfill.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

This project involves the excavation of PCB-contaminated soils and disposal of these soils in a TSCA-approved landfill. The area of the Site is about 0.75 acres.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographical map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any applications related to this checklist.

708 N. Cook St., Spokane, Washington (Figure 1).

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountains, other _____.

Site is located on flat terrain.

b. What is the steepest slope on the site (approximate percent slope)?

The site is very flat.

c. What general types of soils (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The Site is characterized by poorly graded gravels and cobbles with up to 20% fine to coarse sands.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 1,350 cubic yards of soils will be excavated and backfilled with clean soils. Site will be restored to original grade.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The site will not be covered with impervious surfaces immediately after implementation of the cleanup. Future development of the site may result in buildings and/or pavement of the area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Construction plans and specifications will be required to limit off-site migration of potentially contaminated soils and surface runoff during excavation, if needed.

2. Air

a. What types of emissions to the air would result from this proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Dust generation during excavation, loading, and transporting of the PCB-bearing soils. These will be minimized by applying good construction practices.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Good construction practices will minimize dust generation during excavation, loading, and transporting of PCB-contaminated soils. Dust generation will be reduced and controlled through wetting of exposed surfaces and other typical dust-suppression techniques. Soil handling and loading procedures that minimize dust production will be implemented.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

Not applicable.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100 year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

- 1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Permeable soils present on the site preclude runoff. Incident precipitation percolates immediately into the ground.

- 2) Could waste material enter ground or surface waters? If so, generally describe.

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Control of surface runoff, if necessary, will be included in the Engineering Design Report.

4. Plants

- a. Check or circle types of vegetation found on the site:

___ deciduous tree: alder, maple, aspen, other
___ evergreen tree: fir, cedar, pine, other
___ shrubs
___ grass
___ pasture
___ crop or grain
___ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
___ water plants: water lily, eelgrass, milfoil, other
___ other types of vegetation

No vegetation is present on Site.

- b. What kind and amount of vegetation will be removed or altered?

Not applicable.

c. List threatened or endangered species known to be on or near the site.

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: _____

mammals: deer, bear, elk, beaver, other: _____

fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

None.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable.

6. Energy and Natural Resources

a. What kinds of energy (electrical, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity, gasoline, and diesel fuel would be used by construction equipment and support/worker vehicles.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

The purpose of the proposed action is to reduce or eliminate the risk of environmental and health hazards associated with site contamination. During the course of the remedial action, on-site workers could be exposed to hazardous materials, if work is done without proper safeguards. Potential exposures will be minimized by measures to be implemented under the site Health and Safety Plan.

- 1) Describe special emergency services that might be required.

Emergency medical services may be required in the event of a construction accident.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

All work will be done in accordance with an approved Health and Safety Plan.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic noises associated with railcars operating adjacent to the Site are not expected to affect the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Soil excavation and loading into railcars or trucks would generate short-term increases in noise levels as the adjacent areas of the proposed project site.

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction activities will be limited to standard daytime construction periods.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The site and adjacent properties are used for commercial/industrial activities.

- b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

The former Spokane Transformer building covering about 67% of the City Parcel property still exists on the Site.

d. Will any structures be demolished? If so, what?

The former Spokane Transformer building in the City Parcel property will be demolished.

e. What is the current zoning classification of the site?

The current zoning of the Site is M1- Light Industrial.

f. What is the current comprehensive plan designation of the site?

M1 - Light Industrial.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Not known until site development would occur.

j. Approximately how many people would the completed project displace?

The building on Site is currently leased by City Parcel and used for package sorting and truck-loading each morning and afternoon. Most City Parcel business activities have moved to a location on Trent Avenue. Two other small businesses are leasing space on the north side of the building. These businesses will have to move.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is compatible with existing and projected land uses and plans. Industrial exposures are assumed in the cleanup decisions made.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Now.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed project does not include any structures.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

None.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation

a. What designated and informal recreation opportunities are in the immediate vicinity?

None.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any:

None.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site?

Not applicable.

c. Proposed measures to reduce or control impacts, if any:

None.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans if any.

The proposed project would be accessed from Springfield Avenue and Cook Street. Springfield Avenue can be accessed from Trent Avenue.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Spokane Transit Authority (STA) operates inner-city bus routes that stops about two to three blocks from the Site.

c. How many parking spaces would the completed project have? How many would the project eliminate?

None.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project site is adjacent to railroad tracks. It may be possible to use railroad cars to transport the PCB-bearing soils to the landfill.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The completed project would not generate any additional vehicle traffic.

g. Proposed measures to reduce or control transportation impacts, if any:

None.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Teresa Baker

Date Submitted: 7/16/04

